



PUBLIC HEARING AGENDA

AGENDA

BOARD OF ADJUSTMENT

W E D N E S D A Y

JANUARY 26, 2005

(7:00 PM)

(COUNCIL CHAMBERS – 31 EAST FIFTH STREET)

The City of Tempe endeavors to make all public hearings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public hearings for sight and/or hearing-impaired persons. Please call 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public hearing.

- **Monthly Board Dinner, 5:30 – 6:30 PM.** Located at the Development Services Department Conference Room (southeast corner of the garden level), 31 East Fifth Street.
- **Pre-Session – begins at 6:15 PM** – Development Services Conference Room. The Board of Adjustment reserves this time to discuss informally any item(s) appearing on the Regular Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.
 - Review of proposed Consent Agenda
 - Review of discussion and continued items for Board clarification.

AGENDA

Consideration of Hearing Minutes: (December 22, 2004)

1. **BA040217** Request by the **ZEN CENTER** for the following located at 1444 and 1448 East Cedar Street in the R1-6, Single Family Residential District:
 - a. Variance to reduce the rear yard setback from 15 feet to 3 feet for an accessory building.
 - b. Variance to reduce the required side yard setback from 7 feet to 3 feet for an accessory building.
 - c. Variance to reduce the required parking from 15 spaces to 4 spaces.
 - d. Variance to allow maneuvering from the site in a non-forward motion.
 - e. Variance to waive the required 8 foot masonry walls along the west and north property lines.

2. **BA040243** Request by the **EIGHTH STREET APARTMENTS** for the following located at 1117 East 8th Street in the R-4, Multi-Family Residential General District:
 - a. Variance to reduce the front yard building and landscape setback from 25 feet to 8 feet 6 inches.
 - b. Variance to waive two required RV parking spaces.**(CONTINUED FROM 12/22/04 BOARD OF ADJUSTMENT)**
3. **BA040246** Request by the **ZAHN RESIDENCE** for the following located at 1023 East Buena Vista Drive in the AG, Agricultural District:
 - a. Variance to reduce the east side yard setback from 20 feet to 3 feet for a detached carport cover.
 - b. Variance to allow a detached structure in the front half of the lot.
 - c. Variance to reduce the eave setback from 3 feet to 2 feet.
4. **BA040249** Request by **ARIZONA TILE** for the following for an outdoor storage yard located at 1235 West Greentree Road in the I-1, Light Industrial and Southwest Overlay Districts:
 - a. Variance to reduce the side yard setback from 12 feet to 0 feet.
 - b. Variance to reduce front yard setback from 30 feet to 25 feet.
5. **BA040262** Request by **OSG BILLING SERVICES** for the following located at 415 West Guadalupe Road in the I-2, General Industrial District:
 - a. Variance to reduce the required parking from 69 spaces to 66 spaces.
 - b. Variance to waive the required landscape island in the west parking area.
6. **BA040264** Request by **V1 MOTORSPORTS** for a variance to allow an individual freestanding tenant sign in lieu of a center identification sign located at 2412 North Scottsdale Road, Suite 101 in the C-2, General Commercial District.
7. **BA040270** Request by **HOLZGANG RESIDENTIAL APARTMENTS** for the following located at 1226 South Farmer Avenue in the R-3, Multi-Family Residential Limited District:
 - a. Variance to waive a portion of the required front yard landscape setback to allow for two (2) required parking spaces.
 - b. Variance to reduce the courtyard separation between buildings from 30 feet to 10 feet and from 30 feet to 17 feet 10 inches.
 - c. Variance to allow maneuvering from the site in a non-forward motion.
 - d. Variance to waive the required parking screen walls along the Farmer Avenue frontage.
 - e. Variance to waive the required landscape island in the new parking area along the Farmer Avenue frontage.

8. **BA040271** Request by **VILLAGIO AT TEMPE** for a variance to increase the required fence height in the front yard setback from four feet to eight feet located at 2401 East Rio Salado Parkway in the R1-6, Single Family Residential District.
9. **BA040272** Request by the **BURLISS RESIDENCE** for a variance to reduce the north side yard setback from 15 feet to 10 feet 7 inches to allow a home addition located at 9326 South Dateland Drive in the R1-15, Single Family Residential District.

Advertised Agenda, 1/7/05; 10:00 AM

Modified 1/7/05, 4:00 PM – Item No. 4, Arizona Tile, BA040249 – added Southwest Overlay District.